065.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,500 / 732,500
					USE VALUE:	732,500 / 732,500
					ASSESSED:	732,500 / 732,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EDGECOMB ARTHUR M & MAUREEN
Owner 2:	
Owner 3:	
Street 1:	41 KIMBALL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EDGECOMB ARTHUR M -
Owner 2:	-
Street 1:	41 KIMBALL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,436 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2264 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5436.000	324,300		408,200	732,500
Total Card	0.125	324,300		408,200	732,500
Total Parcel	0.125	324,300		408,200	732,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.54 | /Parcel: 323.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

41831

GIS Ref

GIS Ref

Insp Date

09/29/18

!5620!

PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,300	0	5,436.	408,200	732,500	732,500	Year End Roll	12/18/2019
2019	101	FV	245,500	0	5,436.	379,000	624,500	624,500	Year End Roll	1/3/2019
2018	101	FV	245,500	3100	5,436.	379,000	627,600	627,600	Year End Roll	12/20/2017
2017	101	FV	245,500	3100	5,436.	332,400	581,000	581,000	Year End Roll	1/3/2017
2016	101	FV	245,500	3100	5,436.	303,200	551,800	551,800	Year End	1/4/2016
2015	101	FV	239,100	3100	5,436.	268,200	510,400	510,400	Year End Roll	12/11/2014
2014	101	FV	239,100	3100	5,436.	253,600	495,800	495,800	Year End Roll	12/16/2013
2013	101	FV	239,100	3100	5,436.	241,400	483,600	483,600		12/13/2012

PRINT

Date	Time
12/10/20	20:28:58

LAST REV

Date	Time
10/02/18	12:08:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5620

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDGECOMB ARTHUR	64221-253		9/12/2014	Convenience	1	No	No		
STANAITIS KENNE	25672-455		9/21/1995		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	41831
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2012	648	Addition	109,800					1 STORY 14X18 KIT
9/11/2008	1025	Manual	18,000					new basement

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	MEAS&NOTICE	PH	Patrick H
6/14/2012	Info Fm Prmt	BR	B Rossignol
12/11/2008	Meas/Inspect	163	PATRIOT
4/19/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5436		Sq. Ft.	Site		0	70.	1.07	12									408,157						408,200	

Total AC/HA: 0.12479 | Total SF/SM: 5436 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,157 | Spl Credit | Total: 408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	AQUA		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21029878
Const Adj.:	0.99712771
Adj $ / SQ:	150.853
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398385
Depreciation:	74100
Depreciated Total:	324285

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

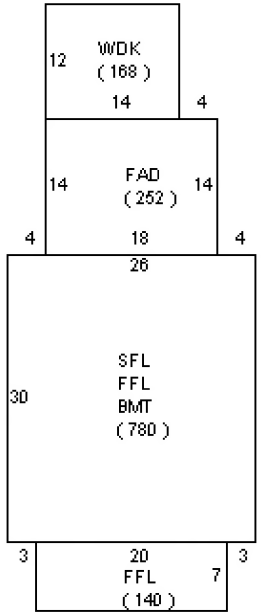
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.85
Special Features:	0	Val/Su Net:	114.92
Final Total:	324300	Val/Su SzAd	173.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	150.850	138,785
BMT	Basement	780	63.700	49,684
SFL	Second Floor	702	150.850	105,899
FAD	Addition	252	150.850	38,015
WDK	Deck	168	11.920	2,002

Net Sketched Area:	2,822			Total:	334,385
Size Ad	1874	Gross Are	2900	FinArea	2264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: